



CITY PLANNING COMMISSION

November 2, 2005/Calendar No. 8

C 050461 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 367 Sheffield Avenue, Site 103A within the East New York I Urban Renewal Area, and 636-638 Sutter Avenue, (Block 3771, Lots 6, 28, and 29) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of 367 Sheffield Avenue (Block 3771, Lot 6) to a developer selected by HPD;

to facilitate development of a seven-story building, tentatively known as Granville Payne Housing, with retail space and approximately 103 residential units for low income persons, to be developed under HPD's Mixed Income Rental Program, Community District 5, Borough of Brooklyn.

Approval of three separate matters is required:

1. The designation of 367 Sheffield Avenue and 636-638 Sutter Avenue, (Block 3771, Lots 6, 28, 29), Borough of Brooklyn, Community District 5, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of 367 Sheffield Avenue (Block 3771, Lot 6) to a developer to be selected by HPD.

The application was submitted by the Department of Housing Preservation and Development (HPD) on May 12, 2005.

Approval of this application would facilitate construction of a seven-story building, tentatively known as Granville Payne Housing, with approximately 103 residential units for low income persons, to be developed under New York City Housing Preservation and Development's Mixed Income Rental Program, Community District 5, Borough of Brooklyn.

The Department of Housing Preservation and Development states in its application that:

The Disposition Area consists of underutilized vacant land which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Disposition Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

BACKGROUND

HPD seeks approval of an Urban Development Action Area designation and project approval, and disposition of city-owned property to facilitate the development of low-income rental housing and retail space under the Housing Development Corporation's Mixed Income Rental Program, located in Community District 5, East New York, Brooklyn.

The project site includes these three lots on Block 3771: Lot 6, a city-owned vacant lot which is Site 103A in the East New York I Urban Renewal Plan, and Lots 28 and 29, privately-owned lots which contain vacant buildings. The project site is located on Sutter Avenue between Sheffield and Pennsylvania Avenues. Lot 6 is in both R6 and C4-3 zoning districts, and Lots 28 and 29 are in a C4-3 zoning district. This site has a total area of 36,868 square feet for approximately 103 rental units including 16,742 square feet of retail space on the ground floor in a seven-story building. Only Lot 6 is subject to disposition, but all three lots are subject to UDAAP designation and project approval.

The remainder of Block 3771 contains two- and three-story homes, a church, and vacant lots. The surrounding area contains NYCHA apartment buildings, two- and three-story homes, local retail uses on Sutter, Blake, and Dumont Avenues, medical offices, and vacant lots. Pennsylvania Avenue is a major commercial corridor with large-scale commercial development such as clothing stores and fast food chains.

The project would provide a total of 103 low-income rental units with ground floor retail space. Thirty percent of the units would be set aside for formerly homeless families, and the remaining units would be affordable to families earning approximately 60% of the Area Median Income. There would be 3,193 square feet of landscaped open space on the first floor, a community room, office space, and laundry facilities. The building's main entrance would be located on Sutter Avenue with 18 residential parking spaces found in the rear of the building and 69 retail/residential parking spaces would be provided in the cellar of the building. Social services would be provided on-site in the community room by the project sponsor.

This site is serviced by the "3" train at Pennsylvania Avenue about two blocks away, "C" train at Liberty Avenue about five blocks away, and "L" train at Sutter Avenue about three blocks away as well as the B20 and B15 buss routes along Pennsylvania Avenue and the B14 bus route along Sutter Avenue.

ENVIRONMENTAL REVIEW

This application (C 050461 HAK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., and the Environmental Quality Review (CEQR) Rules for Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing Preservation and Development. The designated CEQR number is 03HPD017K.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on May 5, 2003.

UNIFORM LAND USE REVIEW

This application (C 050461 HAK) was certified as complete by the Department of City Planning on June 6, 2005 and was duly referred to Community Board 5 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 5 did not submit a recommendation.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on August 16, 2005.

City Planning Commission Public Hearing

On September 14, 2005 (Calendar No.1), the City Planning Commission scheduled September 28, 2005, for a public hearing on this application (C 050461 HAK). The hearing was duly held on September 28, 2005 (Calendar No. 17). There was one speaker in favor of the application and none in opposition.

A representative from HPD described the benefits of the new housing for low-income residents, in which 50% of the units would be set aside for Community Board 5 residents.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the UDAAP area designation and project approval, and the disposition of city-owned property is appropriate.

The application would facilitate the development of Granville Payne Housing, a seven-story building with retail space and approximately 103 residential units for low income persons, to be developed under HPD's Mixed Income Rental Program. Approval of this application would facilitate the return of these lots to private ownership and would provide much needed affordable housing and retail to the community. Disposition would make possible the return of this property to productive use and the elimination of its blighting influence on the neighborhood.

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at 367 Sheffield Avenue, Site 103A within the East New York I Urban Renewal Area, (Block 3771, Lot 6) conforms to the objectives and provisions of the East New York I Urban Renewal Plan (C 940120 HUK) approved on January 4, 1995.

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 367 Sheffield Avenue, Site 103A within the East New York I Urban Renewal Area, and 636-638 Sutter Avenue, (Block 3771, Lots 6, 28, and 29), as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, BE IT FURTHER RESOLVED, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) The designation of 367 Sheffield Avenue, Site 103A within the East New York I Urban Renewal Area, and 636-638 Sutter Avenue, (Block 3771, Lots 6, 28, and 29), as an Urban Development Action Area;
- b) An Urban Development Action Area Project for such property;

and the City Planning Commission recommends that the New York City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives if any, to be provided by the municipality pursuant to Section 696 of Article 16 of the General Municipal Law is necessary to enable the project to be undertaken; and

- c. The policy is consistent with the policy and purposes stated in Section 691 of Article 16 of the General Municipal Law

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 367 Sheffield Avenue (Block 3771, Lot 6), to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 050461 HAK), duly adopted by the City Planning Commission on November 2, 2005 (Calendar No. 8), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,
CHRISTOPHER KUI, JOHN MEROLO, DOLLY WILLIAMS, Commissioners